

123.0

0002

0010.0

Map

Block

Lot

1 of 1

Residential

CARD

ARLINGTON

APPRAISED:

Total Card / Total Parcel

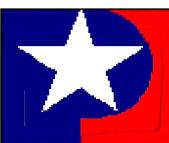
959,000 / 959,000

USE VALUE:

959,000 / 959,000

ASSESSED:

959,000 / 959,000


Patriot
 Properties Inc.

PROPERTY LOCATION

IN PROCESS APPRAISAL SUMMARY

No	Alt No	Direction/Street/City
7		GOULD RD, ARLINGTON

OWNERSHIP

Unit #:

Owner 1:	DALEY THOMAS J SR & MIRIAM A
Owner 2:	TRS/THOMAS J DALEY SR REVOCABL
Owner 3:	MIRIAM A DALEY REVOCABLE TRUST

Street 1: 7 GOULD RD

Street 2:

Twn/City: ARLINGTON

St/Prov: MA Cntry: Own Occ: Y

Postal: 02476 Type:

PREVIOUS OWNER

Owner 1: DALEY THOMAS -

Owner 2: -

Street 1: 7 GOULD RD

Twn/City: ARLINGTON

St/Prov: MA Cntry: Own Occ: Y

Postal: 02476 Type:

NARRATIVE DESCRIPTION

This parcel contains 6,473 Sq. Ft. of land mainly classified as One Family with a Colonial Building built about 1923, having primarily Clapboard Exterior and 2164 Square Feet, with 1 Unit, 1 Bath, 1 3/4 Bath, 1 HalfBath, 8 Rooms, and 3 Bdrms.

OTHER ASSESSMENTS

Code Descrip/No Amount Com. Int

EXTERIOR INFORMATION				BATH FEATURES				COMMENTS				SKETCH																	
Type: 6	- Colonial			Full Bath: 1	Rating: Average			SCUTTLE HOLE.																					
Sty Ht: 2	- 2 Story			A Bath: 1	Rating:																								
(Liv) Units: 1	Total: 1			3/4 Bath: 1	Rating: Average																								
Foundation: 2	- Conc. Block			A 3QBth: 1	Rating:																								
Frame: 1	- Wood			1/2 Bath: 1	Rating: Average																								
Prime Wall: 2	- Clapboard			A HBth: 1	Rating:																								
Sec Wall: 1	%			OthrFix: 1	Rating:																								
Roof Struct: 2	- Hip			OTHER FEATURES																									
Roof Cover: 1	- Asphalt Shgl			Kits: 1	Rating: Good			1st Res Grid Desc: Line 1 # Units: 1																					
Color: BEIGE				A Kits: 1	Rating:			Level	FY	LR	DR	D	K	FR	RR	BR	FB	HB	L	O									
View / Desir:				Fpl: 1	Rating: Average			Other																					
GENERAL INFORMATION				WSFlue: 1	Rating:			Upper																					
Grade: C+ - Average (+)				CONDOS INFORMATION				Lvl 2																					
Year Blt: 1923	Eff Yr Blt:			Location: 1				Lvl 1																					
Alt LUC: 1	Alt %:			Total Units: 1				Lower																					
Jurisdict: 1	Fact: .			Floor: 1				Totals	RMs: 8	BRs: 3	Baths: 1	HB: 1																	
Const Mod: 1				% Own: 1				REMODELING				RES BREAKDOWN																	
Lump Sum Adj: 1				Name: 1				Exterior:	No Unit	RMS	BRS	FL																	
INTERIOR INFORMATION				Phys Cond: GD - Good	18.	%	Interior:	1	8	3																			
Avg Ht/FL: STD				Functional: 1		%	Additions:																						
Prim Int Wall: 2	- Plaster			Economic: 1		%	Kitchen:																						
Sec Int Wall: 1	%			Special: 1		%	Baths:																						
Partition: T - Typical				Override: 1		%	Plumbing:																						
Prim Floors: 3	- Hardwood			Total: 18.6 %			Electric:																						
Sec Floors: 5	- Lino/Vinyl	20	%				Heating:																						
Bsmnt Flr: 12	- Concrete						General:																						
Subfloor: 1							CALC SUMMARY				COMPARABLE SALES				SUB AREA				SUB AREA DETAIL										
Bsmnt Gar: 1							Basic \$ / SQ: 125.00	Rate	Parcel ID	Typ	Date	Sale Price	Code	Description	Area - SQ	Rate - AV	Undepr Value	Sub Area	% Usbl	Descrip	% Type	Qu	# Ten						
Electric: 3	- Typical						Size Adj.: 1.13521254						FFL	First Floor	1,384	141.030	195,186												
Insulation: 2	- Typical						Const Adj.: 0.99386066						WDK	Deck	869	7.110	6,176												
Int vs Ext: S							Adj \$ / SQ: 141.030						BMT	Basement	780	42.310	33,001												
Heat Fuel: 1	- Oil						Other Features: 94070						SFL	Second Floor	780	141.030	110,004												
Heat Type: 3	- Forced H/W						Grade Factor: 1.10						EFP	Enclos Porch	144	45.850	6,602												
# Heat Sys: 1							NBHD Inf: 1.00000000						OPF	Open Porch	81	36.640	2,968												
% Heated: 100	% AC: 75						NBHD Mod: 1																						
Solar HW: NO	Central Vac: NO						LUC Factor: 1.00																						
% Com Wall	% Sprinkled:						Adj Total: 492807																						
							Depreciation: 91662																						
							Depreciated Total: 401145																						
MOBILE HOME				Make: 1	Model: 1	Serial #: 1	Year: 1	Color: 1					PARCEL ID 123.0-0002-0010.0				IMAGE				AssessPro Patriot Properties, Inc								
SPEC FEATURES/YARD ITEMS																													
Code	Description	A	Y/S	Qty	Size/Dim	Qual	Con	Year	Unit Price	D/S	Dep	LUC	Fact	NB Fa	Appr Value	JCod	JFact	Juris. Value											
3	Garage	D	Y	1	20X20	A	AV	1950	21.25	T	40	101			5,100			5,100											
More: N	Total Yard Items:	5,100		Total Special Features:			Total:	5,100																					